GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LOANS & ADVANCES – House Building Advance – Sri K.Srinivasa Rao, Section Officer, TR&B Dept., – Advance for construction of a house at Plot No.457, Sy.No.31 of Neknampur Village, Rajendranagar Mandal, Rangareddy District – Rs. 7.50 lakhs (Rupees Seven Lakhs and Fifty Thousand Only) - Sanctioned – Orders – Issued.

TRANSPORT, ROADS & BUILDINGS (OP) DEPARTMENT

G.O.MS.No.15 Dated:23.02.2016.
Read the following:-

1. G.O.Ms. No.174, Fin (A&L) Deptt., Dt.15.05.2010.
2. G.O.Rt.No. 1756, Finance (A&L) Dept., Dt:-27-05-2015.
3. G.O.Rt.No.2408, Finance(A&L) Dept., Dt: 29.08.2015
4. G.O.Rt.No.543, T.R&B (OP) Dept. Dt. 30.10.2015.
5. From Sri K.Srinivasa Rao, Section Officer, TR&B Dept., Application , Dt.09.04.2015 & 28.01.2016.

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ORDER:

Under Article 226 and 233-A of A.P. Financial Code Volume – I, sanction is hereby accorded for an amount of Rs. 7.50 lakhs (Rupees seven lakhs and fifty thousand only) to Sri K.Srinivasa Rao, Section Officer, TR&B Dept., towards House Building Advance (construction of house) for construction of a new house in plot No.457, Neknampur, Rajendranagar Mandal, Rangareddy District and the same shall be paid to Sri K.Srinivasa Rao, Section Officer, TR&B Dept., as follows:

i). the 1st installment of Rs. 2,50,000/- (Rupees Two Lakhs and Fifty Thousand Only) shall be paid immediately. He should mortgage the Land along with the house to be built thereon immediately in favour of Government.

ii) the 2nd installment of Rs.2,50,000/- (Rupees Two Lakhs and Fifty Thousand Only) shall be paid after mortgage of the land and House to be built thereon in favour of Government is executed, and after the walls reach lintel level; and

iii) The 3rd installment of Rs.2,50,000/- (Rupees Two Lakhs and Fifty Thousand Only) shall be payable to the loanee after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.

2. The grant of the advance to the above individual for construction of house is subject to the following conditions:-

a). Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the

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plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.

b). The construction of the building shall be completed within 18 months of the date on which the first installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lumpsum. The date of completion must be reported to Government without delay.

c). Immediately on completion of construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages by fire, lighting, cyclone and floods, year after year till the advanced with interest due thereon is fully repaid to Government and deposit the policy with the Government;

d). The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

e). Any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.

3. The advance sanctioned in para one above shall carry simple interest @ 5.50% per annum from the actual date of drawal of advance. The rate of interest has been fixed provisionally and is subject to revision from time to time.

4. The recovery of the advance granted to the above individual shall commence **from the 19th month of release of 1st installment** to the individual. The recovery of the advance shall be effected through the monthly pay/leave salary bills. The principal amount of the advance granted of Rs. 7.50 lakhs (Rupees seven lakhs and fifty thousand only) shall be recovered in (80) equal monthly installments i.e. @ Rs.9,375/- (Rupees Nine thousand Three Hundred and Seventy five only) and the interest shall be recovered in (20) installments thereafter. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his Death-cum-Retirement Gratuity. The date of superannuation of the individual is 30.06.2027.

5. For the misuse of the loan amount and non-observance of the House Building Advance Rules, penal interest at 1 ½ times of the normal rate shall be levied besides taking disciplinary action under the C.C.A. Rules against the defaulter as laid down in G.O. Ms.No.311, Finance (FW.A &L) Department, dated: 6.11.1996.

6. It will be open to the grantee to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from service.

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7. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under law. For any reasons other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

8. The property mortgaged to Government shall be reconveyed to the Grantee (or his successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

9. The expenditure shall be debited to "7610 – Loans to Government Servants – 201 HBA – SH (05) Loans to Other Officers – 001 – Loans to other Officers."

10. The Dy. Pay & Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is not a Government servant. He is also informed that Sri K.Srinivasa Rao, Section Officer, TR&B Dept., has submitted surety and Agreement Bonds and the same are retained in the Department for record.

11. The TR&B (OP.A2) Department are requested to draw and disburse the amount due to the individual sanctioned in Para (1) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri K.Srinivasa Rao, Section Officer, TR&B Dept.,
The TR&B(OP-A2) Department.
The Dy. P.A.O, Sectt., Branch, Hyderabad.
The Accountant General, Andhra Pradesh, Hyderabad
Copy to Finance (A&L) Deptt
Sf/SC

//FORWARDED BY ORDER//

SECTION OFFICER